



49-50 New Road
Chippenham, SN15 1HL

GOODMAN WARREN BECK

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An exciting opportunity to acquire a freehold commercial property, in a prime location, which has been granted planning permission, for change of use to residential. The premises are in a prominent position in Chippenham town centre and within walking distance of the main line railway station. This ground floor shop/office comprises of an open plan reception area, spacious rear office, with a kitchenette and WC to its rear. The property also benefits from a private car park, with two large storage buildings, which have been granted planning consent to develop into, two spacious, one bedroom apartments, with parking.

PLANNING PERMISSION

Planning consent has been granted, to develop the office space, into a two bed apartment and to develop the outbuildings into two spacious, one bed apartments with parking.

Planning Application No - PL/2022/03918 -
PL/2023/03837

ACCOMMODATION

Open plan reception area
Office
Kitchenette
Cloakroom
Car park for 4/5 vehicles
Large storage building

SERVICES

Gas
Water
Electric

TERMS

Freehold

GOODMAN WARREN BECK

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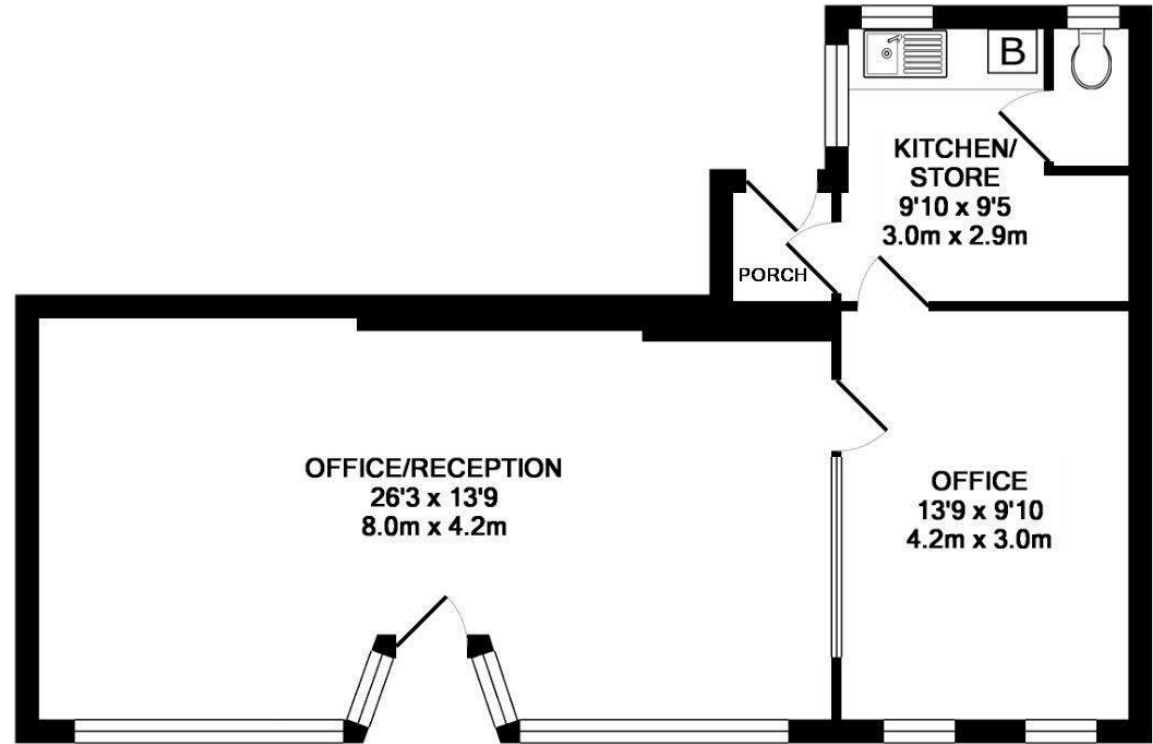
£249,950

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band:

Tenure: Freehold



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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